

Gayton and Gayton Thorpe Neighbourhood Plan

Made November 2023

Appendix B



2019 to 2036

Gayton and Gayton Thorpe Neighbourhood Plan

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Appendix B Non-Designated Heritage Assets

Both Gayton and Gayton Thorpe have a number of significant heritage assets within their Character Areas. The Borough Council of King's Lynn and West Norfolk website https://www.west-norfolk.gov.uk/downloads/download/24/listed_buildings_documents provided the set of designated heritage assets (i.e. the Listed Buildings and Scheduled Monuments) in the King's Lynn and West Norfolk area. Using the full listing provided via the Borough Council, we were able to cross reference the British Listed Buildings website and obtain the English Heritage Legacy ID together with the Source ID.

Thirteen designated sites were found under the Parish of Gayton, which includes Gayton Thorpe, at <https://britishlistedbuildings.co.uk>. These designated heritage assets (scheduled monuments and listed buildings) are described in full and in context in the Character Assessment [16].

The list of all 'Non-Designated Heritage Assets' was derived from walking the length and breadth of the Parish and noting all buildings which, whilst they might not have a 'listed' status, are of significance to the vernacular of the Parish. This may depend on age and interest, a valued past life, built using local building materials or an attractive appearance. Drawn from the built environment, the properties are distinct and instantly recognizable for their special local features and some of them are local landmarks. These non-designated heritage assets are listed and described below by Character Area, following a more detailed explanation of the criteria used in selecting the assets.

B.1 Criteria used in selecting non-designated heritage assets:

Age and Interest

Buildings have been considered for local listing if they are not already designated (Scheduled or Listed) in the National Heritage List for England and they pre-date 1948.

Rarity

Selection has been based on protecting rare heritage types as well as representing the typical or common place. This category has been appropriate for all types of assets (not just buildings).

Of local historic interest due to having a valued past life

Buildings, monuments, sites, places, areas and landscapes have been considered for local listing if they have a historic association in Gayton. An asset may have played an integral part in the distinctive identity of an area, acted as a focal point in the local social scene or contributed to the 'collective memory' of a Gayton or Gayton Thorpe.

This category includes structures which demonstrate use of locally sourced building materials

Architectural and Aesthetic Value

The following have been considered for local listing:

- A building that is a fine example of a distinctive (local or national) architectural style or fashion.
- A building which is an early example of an unusual or locally distinctive building technique.

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- A building or structure which is considered a landmark in the local scene by virtue of its striking aesthetic value (landmark status).
- A building of an architectural style which attached significance to the quality of materials used and the skill required in construction and decoration.

B.2 Non-Designated Heritage Assets: Gayton

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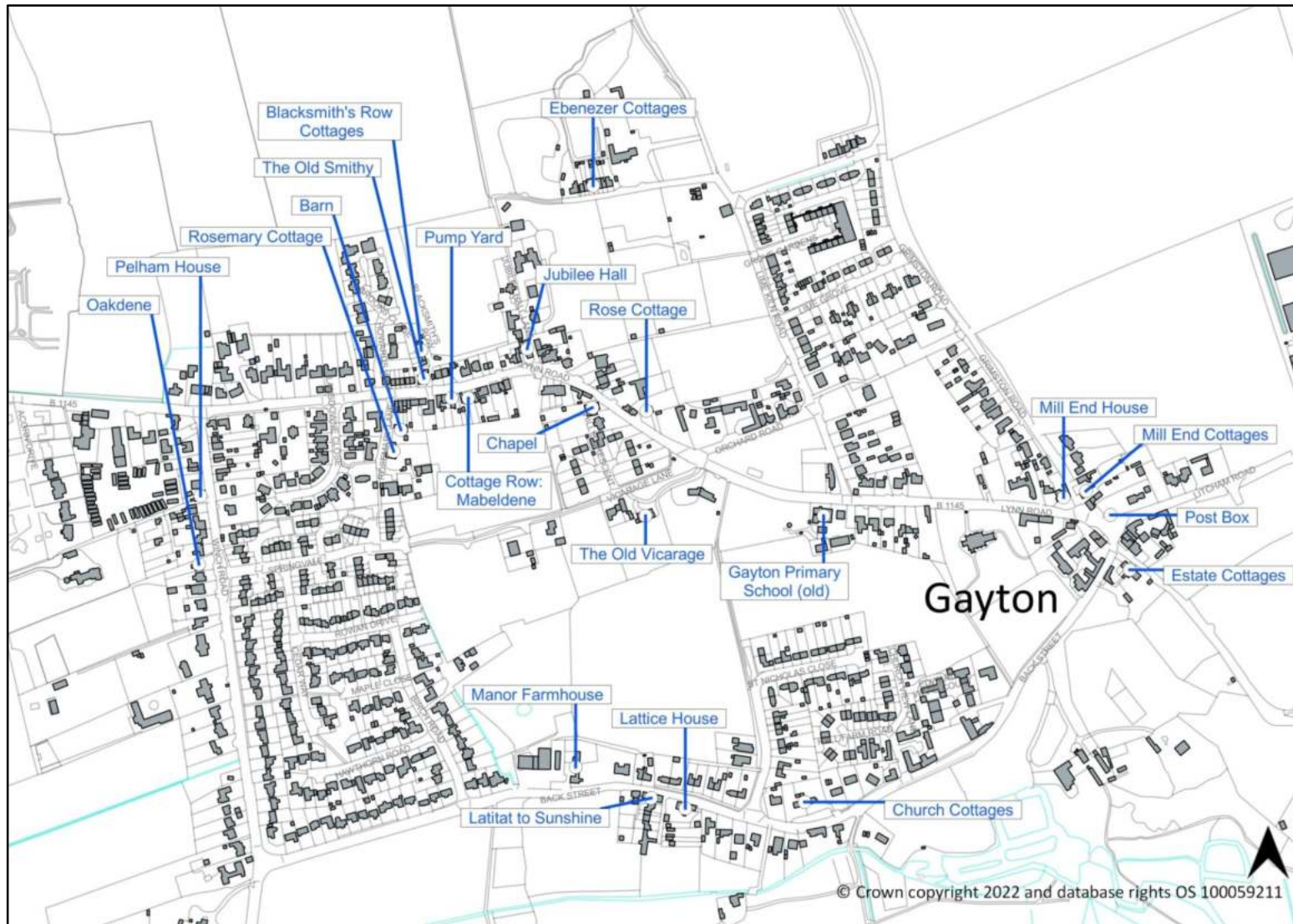


Figure 40: Gayton non-designated Heritage Assets

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Character Area 1 – Grimston Road West

1. Mill End House, Lynn Rd -B1145/Grimston Rd -B1153



Figure 41: Mill End House, Lynn Rd -B1145/Grimston Rd -B1153

Description: White Norfolk brick, flint and chalk property with pantile roof, circa 1840-1914

Significance: Of local historic interest and association. Having a valued past life and association with the once thriving Milling industry in Gayton.

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Gayton Character Area 2 – Lynn Road East – B1145

2. Rose Cottage, Lynn Road/Orchard Rd, circa 1820-1840.



Figure 42: Rose Cottage, Lynn Road/Orchard Rd, circa 1820-1840.

Description: Lime washed brick, flint and chalk property with Norfolk pantile roof and surrounding flint wall.

Significance: In a landmark position and of architectural and aesthetic value being a distinctive looking cottage with large Tudor Rose painted emblem in red and blue on front facing wall.

3. Ebenezer Cottages. Lime Kiln Rd, circa 1840-1914



Figure 43: Ebenezer Cottages. Lime Kiln Rd, circa 1840-1914

Description: Row of workers cottages built of brick and flint with Norfolk pantile roofs.

Significance: Of local interest due to having a valued past life as housing for the workers at the lime/chalk quarry.

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Gayton Character Area 3 – Lynn Rd West - B1145

4. Jubilee Hall, Lynn Rd, circa late 1800's



Figure 44: Jubilee Hall, Lynn Rd, circa late 1800's

Description: Gayton Village Hall former 'Friends in Need Lodge,' built late 1800's, (stone inset 1887) red brick with slate roof. Front and rear amenity additions made 1900's. Sited on corner of Lynn Rd/B1145 and Jubilee Lane.

Significance: A building of local historic interest and association that is reasonably unaltered and the style, form and construction of the building is easily identifiable.

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5. The Old Smithy, Lynn Road and Blacksmiths Row, circa mid 1800's



Figure 45: The Old Smithy, Lynn Road and Blacksmiths Row, circa mid 1800's

Description: Red brick triple fronted house with pantile roof and clapboard fencing to front. Side elevations are of flint construction. Property originally three separate one down—one up cottages with a stable and blacksmiths attached to the cottage bordering Blacksmiths Row. Older parts of property are judged to have been built around 1800.

Significance: Of local historic interest and association. The building is largely unaltered and its style, form and construction is easily identifiable.

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6. Row of Classic Terraced Cottages at Blacksmiths Row and at rear of The Old Smithy, circa mid 1800's



Figure 46: Row of Classic Terraced Cottages at Blacksmiths Row and at rear of The Old Smithy, circa mid 1800's

Description: Red brick and Flint construction with pantile roofs.

Significance: Of local historic interest and association. A surviving row of workers cottages overlooking a chalk-built outhouse and horse paddock. The form and construction of the buildings is easily identifiable.

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7. Row of Classic Terraced Cottages, Lynn Road, circa late 1800's. Situated opposite the Old Doctors house dated 1880.



Figure 47: Row of Classic Terraced Cottages, Lynn Road, circa late 1800's. Situated opposite the Old Doctors house dated 1880.

Description: 'The Cottage'/'Mabeldene' etc Yellow brick built construction with red brick decoration and pantile roofs.

Significance: Of local historic interest. Formerly known locally as 'Robert Hill Cottages' sited along the south boundary of Lynn Road. The cottages are largely unaltered and the style, form and construction is easily identifiable.

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8. Pump Yard, Lynn Road, circa late 1700's



Figure 48: Pump Yard, Lynn Road, circa late 1700's

Description: Modern render covered brick and clunch cottage (appears to be several cottages now forming one residence) with pantile roof. Side facing Lynn Road.

Significance: Of local historic interest and association. Was known to be a watering hole and wash house for the drovers who would stop here before taking their sheep through the attached land, across to Back Street on the south side of Gayton village. The building is largely unaltered, except for an extension to the rear and the style and form is easily identifiable.

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Gayton Character Area 4 – Winch Road

9. Pelham House, Winch Road, circa 1800's



Figure 49: Pelham House, Winch Road, circa 1800's

Description: Red brick dwelling with flint and brick gable ends, pantile roof and rear extension. Side facing onto Winch Road

Significance: Of local historic interest. It is a vernacular house contributing to the character of the northern end of Winch Road.

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10. Oakdene, Winch Road, circa mid to late 1800's



Figure 50: Oakdene, Winch Road, circa mid to late 1800's

Description: Brick, chalk and flint dwelling, with pantile roof and several extensions, recently renovated.

Significance: Of local historic interest. It is a vernacular house contributing to the character of Winch Road.

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Gayton Character Area 5 – Springvale and The Willows

11. Rosemary Cottage, Rosemary Lane, circa early 1800's



Figure 51: Rosemary Cottage, Rosemary Lane, circa early 1800's

Description: Built of brick, chalk and flint with gable ends mainly of carrstone, with pantile roof and side extensions.

Significance: Of local historic interest and association. It is a vernacular house that is reasonably unaltered and the style, form and construction of the building is easily identifiable.

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12. Barns to Rosemary Cottage, Rosemary Lane, circa early 1800's



Figure 52: Barns to Rosemary Cottage, Rosemary Lane, circa early 1800's

Description: Both barns are built of chalk and flint with brick inclusions. Pantile roofs, oak doors and frames.

Significance: Of local historic interest and association. They are good examples of smallholders Barns, once common in the area. The style, form and construction of the buildings is easily identifiable.

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Gayton Character Area 6- Centre

13. Church Cottages, Back Street circa late 1800's



Figure 53: Church Cottages, Back Street circa late 1800's

Description: Red brick and flint built terrace of workers cottages with pantile roof and later additions of small extensions to side and rear.

Significance: Of local historic interest and association. It is the only example of a terrace of workers cottages fronting Back Street, which once would have been common in Gayton. The style, form and construction of the buildings is easily identifiable.

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14. Manor Farmhouse, Back Street late 1700's – 1800



Figure 54: Manor Farmhouse, Back Street late 1700's – 1800

Description: The frontage is mostly chalk lump (clunch in the vernacular) with the single storey northern end being flint outside and chalk inside. The smaller barn to the west is carrstone and brick and is thought to be the oldest building on the site. The whole house and barn were fully renovated in 2000 with UPVC sash windows replaced with timber, original buff pantiles sourced and used and chalk walls in what is now the drawing room, renovated solely with existing materials from the site. A further significant extension was added in 2005.

Significance: Of local historic interest and association. It is a distinctive vernacular house, in a prominent landmark position, contributing to the rural community of Back Street. The style, form and construction of the building is easily identifiable.

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15. The Old Vicarage, Vicarage Lane, Lynn Road circa 1800's



Figure 55: The Old Vicarage, Vicarage Lane, Lynn Road circa 1800's

Description: Former vicarage, built from yellow brick with slate roof and architecturally distinctive double height front facing window. The property is now a private dwelling.

Significance: Of local historic interest and association and can be identified as a Landmark. The building appears largely unaltered and the style, form and construction of the building is easily identifiable.

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16. The Old Chapel, Lynn Road circa 1870



Figure 56: The Old Chapel, Lynn Road circa 1870

Description: Former Primitive Methodist Chapel built from red brick with distinctive yellow brick decoration around the arched windows and slate roof. It was extended in 1883. The Chapel was sold in 2015 and converted to a private dwelling.

Significance: A building of local historic interest and association that is reasonably unaltered and the style, form and construction of the building is easily identifiable. The property sits in a landmark position and can be seen by all who travel along the B1145.

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17. Gayton Church of England Primary Academy, Lynn Road, circa 1800's



Figure 57: Gayton Church of England Primary Academy, Lynn Road, circa 1800's

Description: Brick and flint built main body of school with slate roof tiles. Distinctive single storey height building, with front porch and three tall chimney stacks. To the side and rear of main school are several nondescript portacabin buildings providing for overspill.

Significance: The current main School is considered a Landmark building and of architectural and aesthetic value whilst also being of local historic interest and association. The style, form and construction of the building is easily identifiable.

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Gayton Character Area 7 – Back Street

18. Lattice House, Back Street, circa 1750



Figure 58: Lattice House, Back Street, circa 1750

Description: Main body is brick built and render, gable ends are flint and render, possible sub level in chalk and flint. The oldest part of the building is single storey, circa 1750 and had been a Chapel. The dwelling is now privately owned but historically was one of several Public Houses along Back Street.

Significance: Of local historic interest and association. It is a distinctive vernacular house contributing to the rural community of Back Street. The style form and construction of the building is easily identifiable.

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19. Latitat Cottage to Sunshine Cottage, Back Street circa 1800's



Figure 59: Latitat Cottage to Sunshine Cottage, Back Street circa 1800's

Description: Built of chalk and flint with brick additions and pantile roofs. Row of properties directly abut the road. Possible workers' cottages at one time. Sunshine Cottage circa 1700's is mainly render faced with later brick-built additions with modern windows to rear.

Significance: Of local historic interest. Although altered in parts, ie. entrances removed, extension added, the façade of the buildings remains attractive and its distinctive vernacular contributes to the rural setting of Back Street. The style, form and construction of the buildings is easily identifiable.

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Gayton Character Area 8 – Gayton Hall

20. Cluster of Estate Cottages, East Walton Road and Back Street circa mid 1800's (B1153)



Figure 60: Cluster of Estate Cottages, East Walton Road and Back Street circa mid 1800's (B1153)

Description: White rendered brick and chalk dwellings with pantile roofs. Later addition of brick extension to rear of properties.

Significance: Of local historic interest and association. The style, form and construction of the buildings is easily identifiable.

Gayton Character Area 9 – Litcham Road South

None

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Gayton Character Area 10 – Grimston Road East

21. Antique Royal Mail Post Box inset into wall, junction of Lynn Road/B1145 and Grimston Road/B1153. Circa 1850's



Figure 61: Antique Royal Mail Post Box inset into wall, junction of Lynn Road/B1145 and Grimston Road/B1153. Circa 1850's

Description: In service Royal Mail post box, with letters VR (Victoria Regina), signifying Queen Victoria was Monarch when it was installed.

Significance: Of local historic interest. A surviving working post box set into a boundary wall, easily identifiable by style, form, construction and colour.

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22. Mill End Cottages Numbers 1, 2 and 3, circa mid 1800's, Grimston Road



Figure 62: Mill End Cottages Numbers 1, 2 and 3, circa mid 1800's, Grimston Road

Description: Whitewashed brick and chalk construction artisan cottages, with pantile roofs and arranged around area of land to the rear.

Significance: Of local historic interest and association. The style, form and construction of the buildings is easily identifiable.

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Gayton – outside character areas but within the Parish

23. Gayton Clump, off Litcham Road



Figure 63: Gayton Clump, off Litcham Road (B1145)

Description: Rising open farm land and chalk-belt leads to the eastern side of Gayton where a copse of Scots Firs, known locally as Gayton Clump can be seen. Historically, the Gayton Clump has been used to set a beacon to celebrate jubilees.

Significance: Of local historic interest and association. Gayton Clump is an historic small wood and is well known in the local area. It is easily identifiable in the landscape due to its being some 312 feet above sea level. On a clear day Boston Stump can be seen across The Wash.

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24. Eastgate House, Eastgate Drive, former Freebridge Lynn Union Workhouse, circa 1836, designed by Donthorne.



Figure 64: Eastgate House, Eastgate Drive, former Freebridge Lynn Union Workhouse, circa 1836, designed by Donthorne. North Wing.

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Figure 65: Eastgate House, Front façade.

Description: Substantial structure built of brick, carrstone and stone with slate tile roof, sited on an elevated position some miles from all community. Former Freebridge Lynn Union Workhouse. It later became an Old Peoples' Home 1948 – 1963. (Ref www.heritage.norfolk.gov.uk). The property is now privately owned and has been sympathetically remodelled and split into several homes.

Significance: Of local historic interest and association. It remains a good example of a building that had been a Workhouse. Although altered in parts with front extension and window additions, the façade of the building is attractive. The roof appears unaltered and the style, form and construction of the building is easily identifiable.

B.3 Non-Designated Heritage Assets: Gayton Thorpe

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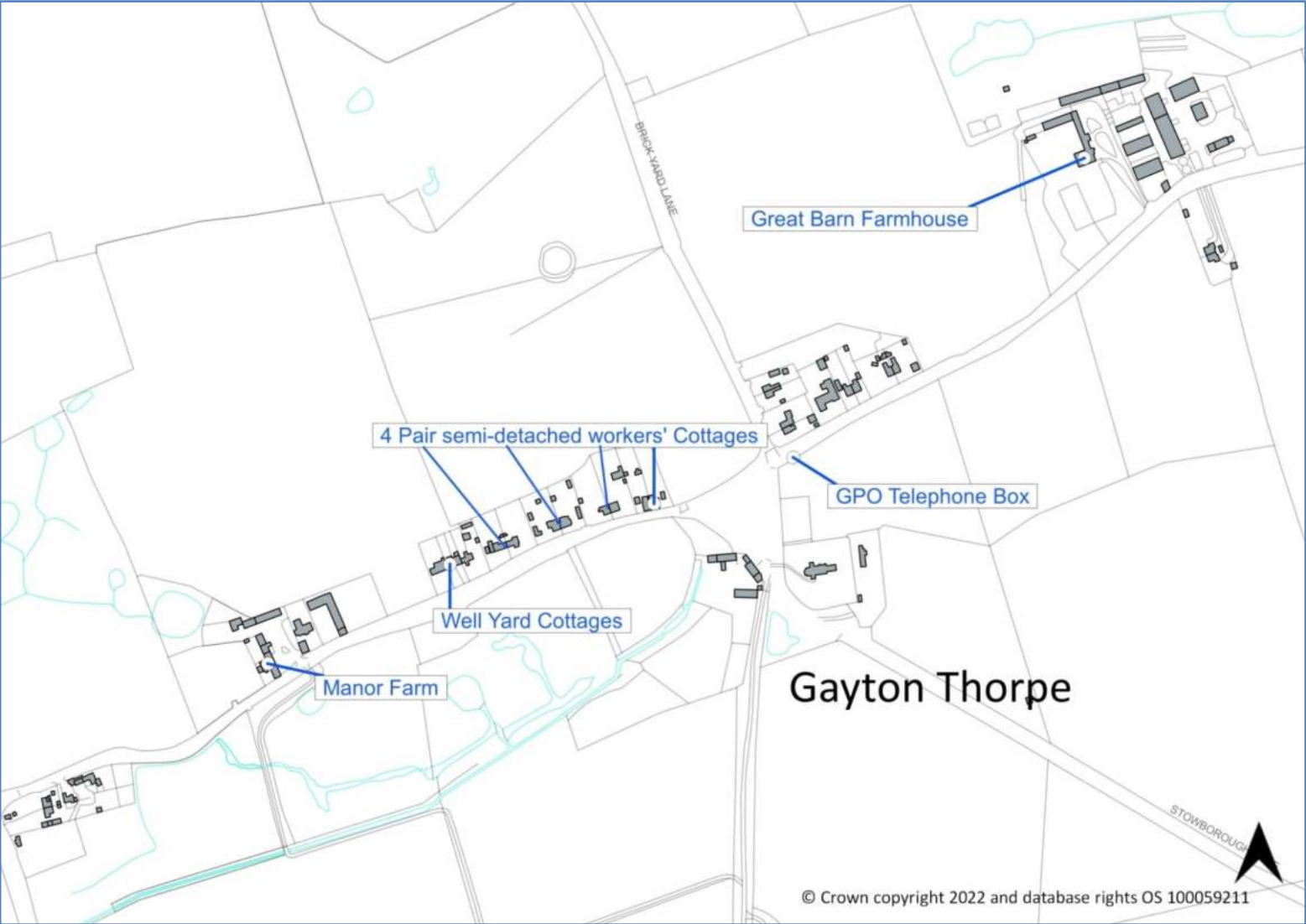


Figure 66: Gayton Thorpe non-designated Heritage Assets

Gayton and Gayton Thorpe Neighbourhood Plan

Gayton Thorpe Character Area A – Manor Farm

25. Manor Farm, Common Lane, circa late 1700's



Figure 67: Manor Farm, Common Lane, circa late 1700's

Description: Large double fronted property built of red brick with pantile roof and attached barn also of brick with chalk and pantile roof. Sited at the western end of Common Lane behind a brick, flint and chalk boundary wall with wide and open access frontage to the main house.

Significance: Of local historic interest and association. One of few remaining working Manor Houses in the area and remains under ownership of West Acre Estates Ltd. It is a landmark building being in a prominent position, contributing to the rural community of the hamlet. The style, form and construction of the building is easily identifiable.

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Gayton Thorpe Character Area B – Common Lane West

26. Well Yard Cottages, Common Lane, circa 1800's (Possible late 1700's)



Figure 68: Well Yard Cottages, Common Lane, circa 1800's (Possible late 1700's)

Description: Originally terrace of four Estate cottages built from red brick with pantile roof, all with small casement windows.

Significance: Of local historic interest and association. The style, form and construction of the building is easily identifiable and most likely built with bricks locally sourced from Brickyard Lane works.

27. Four Pair of semi-detached workers cottages, Common Lane. Circa late 1700's



Figure 69: Semi-detached workers cottage - example



Figure 70: Row of 4 pair semi-detached workers cottages

Description: Originally built as Estate farm cottages from locally sourced red brick, with A-frame roofs forming the upper storey and with flint and chalk gable ends and pantile roofs.

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Many are now under private ownership and have been extended with raised roofs with further additions to sides and rear on some but not all.

Significance: Of local historic interest and association. The style, form and construction of the buildings is easily identifiable.

Gayton Thorpe Character Area C – The Green

None

Gayton Thorpe Character Area D – Old Norwich Road

28. Red GPO Telephone Box circa early 1900's



Description: Red GPO Telephone box, now out of service. Known as the K2 model, made of cast iron and designed by Sir Giles Gilbert Scott. The colour red was used to make them easy to spot. From 1926, the fascias of the kiosks were emblazoned with a prominent crown, representing the British Government. In 2006 the K2 telephone box was voted one of the top 10 British design icons.

Significance: Of local historic interest. The style form and construction of the Telephone box, often seen as representing a British cultural icon, is easily identifiable.

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Gayton Thorpe Character Area E – Great Barn Farm

29. Great Barn Farmhouse – Old Norwich Road circa 1700's to 1830's



Description: Large farmhouse built of red brick and pantile roof, erected during the Georgian period when trade expanded along with consumerism and popular culture blossoming. This house is a beautiful representation of a Georgian property, being double fronted with many sash windows bringing balance to its façade. There appear to be some later additions, such as the porch which opens onto a small patio leading to the lawns.

It is set in abundant land and is close to converted farm buildings comprising, the stable, piggery and tack room. One of the most important listed buildings in Gayton Thorpe is attached to this Farmhouse and is known as The Great Barn.

Significance: Of local historic interest and association. It is a landmark building being in a prominent position, contributing to the rural community of the hamlet. The style, form and construction of the building is easily identifiable.

Gayton Thorpe Character Area F – Brick Yard Lane

None